

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, MAY 19, 2015

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 19, 2015**, at **6:00 p.m.** to consider the following:

ZOAM 2015-0002

PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT HOME OCCUPATIONS AS AN ACCESSORY USE TO RESIDENTIAL DWELLING UNITS AND TO ESTABLISH NEW AND REVISE AND CLARIFY EXISTING REGULATIONS IN REGARD TO HOME OCCUPATIONS (Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Board of Supervisors on March 18, 2015, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("the Zoning Ordinance"), in order to add Home Occupations as a permitted accessory use for all residential dwelling units in all Zoning Districts and to revise existing regulations applicable to Home Occupations. The amendment proposes revisions to the lists of Permitted Uses for all Zoning Districts in Articles 2, 3 and 4; Section 5-101(A), *Permitted Accessory Uses and Structures, Residential*; and Section 5-400, *Home Occupations*, and such other sections of the Zoning Ordinance as may be necessary to fully implement and to maintain consistency with the foregoing amendments and to correct typographical errors and update references. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM 2014-0008

PROPOSED ZONING ORDINANCE AMENDMENT IN REGARD TO TEMPORARY AND PERMANENT FIRE AND/OR RESCUE STATION USES (Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Board of Supervisors on April 15, 2015, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("the Zoning Ordinance"), in order to establish "Temporary Fire and/or Rescue Station" as a permitted use in all Zoning Districts under certain circumstances and subject to certain requirements, revise the existing Additional Regulations applicable to Public Safety Uses to separate standards for Fire and/or Rescue Station from standards for Police Station or Substation and revise standards for Fire and/or Rescue Stations in regard to Setback from Lot Lines and Landscaping/Buffering/Screening, and add Temporary Fire and/or Rescue Station as a use that require a Sketch Plan in lieu of a Site Plan as part of a zoning permit application. The amendment proposes revisions to Section 5-500 et seq., *Temporary Uses/Zoning Permits*, Section 5-638, *Additional Regulations for Specific Uses, Public Safety Uses*, and Section 6-700 et seq., *Site Plan Review*, and such other sections of the Zoning Ordinance as may be necessary to fully implement and to maintain consistency with the foregoing

amendments and to correct typographical errors and update references. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

CPAM 2014-0003
COUNTYWIDE TRANSPORTATION PLAN AMENDMENT
GEORGE WASHINGTON BOULEVARD/ROUTE 7 OVERPASS
(Comprehensive Plan Amendment)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2010 Countywide Transportation Plan (CTP) (adopted June 15, 2010, amended through June 11, 2014) in order to amend existing policies, planning guidelines, and maps applicable to VA Route 7 (Harry Byrd Highway) (planned overpass at Riverside Parkway) and VA Route 1052 - Riverside Parkway (Existing Alignment) within the Ashburn Community of the Suburban Policy Area, and VA Route 637 - Cascades Parkway within the Sterling Community of the Suburban Policy Area. The proposed amendments include, without limitation, the following: 1) Relocate the overpass across VA Route 7 (with no access) from where Riverside Parkway currently intersects with VA Route 7 to where George Washington Boulevard/Richfield Way currently intersects with VA Route 7; 2) Eliminate the segment of Riverside Parkway located between Route 7 north to Broad Vista Terrace as a planned CTP roadway; and 3) Correct Appendix 1 to designate the segment of Cascades Parkway located between VA Route 625 (Church Road) north to VA Route 1793 (Nokes Boulevard) as a Major Collector roadway (currently, this segment is incorrectly designated as a Minor Collector roadway).

CPAM 2014-0002
COUNTYWIDE TRANSPORTATION PLAN AMENDMENT
PRENTICE DRIVE
(Comprehensive Plan Amendment)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment ("CPAM") to amend the Loudoun County 2010 Countywide Transportation Plan ("CTP") (adopted June 15, 2010, amended through June 11, 2014) in order to establish new, and amend existing, policies, planning guidelines, and maps applicable to Devin Shafron Drive, the Greenway Transit Connector (Metro Center Drive), and Lockridge Road West (VA Route 789 Extended) within the Ashburn Community of the Suburban Policy Area, and Lockridge Road (VA Route 789/VA Route 789 Extended) and Prentice Drive (VA Route 1071/VA Route 1071 Extended) within the Ashburn and Sterling Communities of the Suburban Policy Area. The proposed amendments include, without limitation, the following:

- Amend Chapter 2, *County Road Network, Suburban Policy Area Roads*, in order to revise the list of significant planned roadway connections and improvements within the Ashburn Community as follows:
 - Add the construction of Prentice Drive (VA Route 1071/VA Route 1071 Extended) from its existing terminus at Pacific Boulevard (VA Route 1036) to Metro Center Drive.
 - Delete the construction of Lockridge Road (VA Route 789 Extended) from the intersection of Lockridge Road (VA Route 789) and Moran Road (VA Route 634) northwest to Waxpool Road (VA Route 625)/Faulkner Parkway/Broadlands Boulevard (VA Route 640).
- Amend Chapter 2, *County Road Network, Suburban Policy Area Roads*, in order to revise the list of significant planned roadway connections and improvements within the Sterling Community as follows:
 - Delete Lockridge Road (Route 789 Extended) from existing Lockridge Road (VA Route 789) to the Waxpool Road (VA Route 625) corridor.
 - Add Prentice Drive (VA Route 1071/VA Route 1071 Extended) from Pacific Boulevard (VA Route 1036) to the Shellhorn Road (VA Route 643) corridor at Metro Center Drive.

- Amend Figure 2-1a (Dulles South Area), Figure 2-1b (Eastern Loudoun Area), Figure 2-1c (Leesburg Area), and Figure 2-1g (Map Notes) in order to:
 - Eliminate the applicability of Note I, in regard to roadway alignments being conceptual and subject to further engineering, to Lockridge Road.
 - Revise the alignment and specifications for Lockridge Road, Lockridge Road West, Prentice Drive, Greenway Transit Connector, and Devin Shafron Drive.
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to delete the existing road type descriptions, typical cross-sections, and planning guidelines for the existing, interim, and ultimate conditions for the following:
 - VA Route 789 Extended (Lockridge Road) located approximately between VA Route 1071 (Prentice Drive) north to VA Route 640 (Waxpool Road).
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to revise the existing road type descriptions, typical cross-sections, and planning guidelines for the existing, interim, and ultimate conditions for the following:
 - Segment of the Greenway Transit Connector (Metro Center Drive) located between Devin Shafron Drive north to VA Route 643 (Shellhorn Road).
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to add new road type descriptions, typical cross-sections, and planning guidelines for the existing, interim, and ultimate conditions for the following:
 - New segment of Devin Shafron Drive located between the Greenway Transit Connector (Metro Center Drive) east to VA Route 643 (Shellhorn Road).
 - New segment of the Greenway Transit Connector (Metro Center Drive) located between VA Route 643 (Shellhorn Road) north to VA Route 1071 (Prentice Drive).
 - New segment of VA Route 789 Extended (Lockridge Road West) located between VA Route 1071 Extended (Prentice Drive) north to VA Route 640 (Waxpool Road).
 - New segments of VA Route 1071/VA Route 1071 Extended (Prentice Drive) located between VA Route 1036 (Pacific Boulevard) west to the Greenway Transit Connector (Metro Center Drive)
- Amend the *Revised 2030 Countywide Transportation Plan Map* in accordance with foregoing amendments.
- Revise such other sections of the 2010 Countywide Transportation Plan as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references.

SPEX 2014-0025 & SPEX 2014-0026
BRADDOCK ROAD CHILD CARE CENTER AND PARKING REDUCTION
(Special Exceptions)

42097 Braddock Road, LLC, of Clifton, Virginia, has submitted: 1) an application for a Special Exception to permit a 13,500 square foot child care center in the TR-1 LF (Transitional Residential-1) zoning district; and 2) an application for a special exception to reduce the number of parking spaces required for the proposed child care center from 81 to 54. These applications are subject to the Revised 1993 Zoning Ordinance, the proposed use is listed as a Special Exception under Table 2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-609(B), and any person who can present circumstances to justify a reduction in parking may apply for a special exception to the Board of Supervisors pursuant to Section 5-1102(F)(6). The subject property is approximately 3.25 acres in size and is located on the south side of Braddock Road (Route 620), west of Gum Spring Road (Route 659), and east of Royal Hunter Drive (Route 3307) at 42097 Braddock Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described Tax Map Numbers 105////////17/ (PIN# 206-17-7441). The area is governed by the policies of the Revised General Plan (Transition Policy Area) which designate this area for residential and non-residential development.

CMPT 2015-0002
LOUDOUN COUNTY PUBLIC SCHOOLS - ACADEMIES OF LOUDOUN
(Commission Permit)

The School Board of Loudoun County, Virginia, has submitted an application for Commission approval to permit a specialty school for science, technology, engineering and mathematics (STEM) education containing up to 320,000 square feet plus a bus parking area and other public uses in the TR-10 (Transitional Residential-10) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 119.26 acres in size and is located on the west side of Sycolin Road (Route 625), on the east side of Gulick Mill Road (Route 648), and west of Belmont Ridge Road (Route 659), in the Catoctin Election District. The subject property is more particularly described as Tax Map Number /77////////34B (PIN# 194-16-6764). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)) which designate this area for residential development at densities up to 1 dwelling unit per 10 acres and certain non-residential uses, including public schools, that provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

CMPT 2015-0001
STONE RIDGE PARK & RIDE
(Commission Permit)

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted an application for Commission approval to permit a commuter parking lot in the PD-IP (Planned Development-Industrial Park) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 5.6 acres in size and is located south of John Mosby Highway (Route 50), north of Tall Cedars Parkway (Route 2200), and on the south side of Millstream Drive, in the Dulles Election District. The subject property is more particularly described as Tax Map Number 100//27/////7A (PIN# 204-35-4604). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola/Route 50 Corridor Plan which designates this area for business uses at recommended Floor Area Ratio (FAR) of 0.4.

ZMAP 2013-0002 & ZCPA 2013-0001
BRAMBLETON ACTIVE ADULT
(Zoning Map Amendment Petition and Zoning Concept Plan Amendment)

Creighton Road, LLC, and Creighton Land, LLC, of Brambleton, Virginia, have submitted the following applications: 1) To rezone approximately 13.83 acres from the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-AAAR (Planned Development-Active Adult/Age Restricted) zoning district under the Revised 1993 Zoning Ordinance in order to use such area as required common open space for the PD-AAAR zoning district; 2) Rezone approximately 12.21 acres from PD-AAAR zoning district under the Revised 1993 Zoning Ordinance to PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of up to 152,000 square feet of all non-residential principal and accessory uses permitted in the PD-CC-CC zoning district at a floor area ratio (FAR) of 0.29; and 3) Amend the zoning concept plan and proffers approved with ZMAP-2005-0020, Brambleton Active Adult, in order to: a) Revise the limits on the types of the maximum 1,502 age restricted dwelling units (inclusive of Affordable

Dwelling Units (ADUs)) that may be provided from up to 315 single family attached (SFA) dwelling units and 1,187 multifamily (MF) dwelling units, at a density of 5.6 dwelling units per acre, to up to 149 single family detached (SFD) dwelling units, 507 SFA dwelling units, and 846 MF dwelling units, at a density of approximately 7.88 dwelling units per acre; b) Revise the design and layout of the development; c) Eliminate the proffer to include up to 136,850 square feet of commercial floor space on Land Bay A; d) Eliminate the proffer to either dedicate a 3.75 acre library site to the County or create a building within Land Bay A that accommodates a 40,000 square foot public library; and e) Revise the timing, and reduce the total amount, of cash contributions for transportation improvements and capital facilities improvements. The subject property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting the following modifications of the Zoning Ordinance and Facilities Standards Manual (FSM):

| Zoning Ordinance Section | Proposed Modification |
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| §4-205(C)(1)(b), Lot Requirements, Yards, Adjacent to Roads, Community Center (CC). | <p>Reduce the minimum yards for parking along Shreveport Drive turn lanes from 35 feet to 23 feet and install 3 Evergreen Trees per 100 lineal feet of property line in addition to other required Type 3 Front Buffer Yard plantings within such reduced yards within the proposed PD-CC-CC zoning district.</p> <p>Permit parking, outdoor storage, areas for collection of refuse or loading area in areas between buildings and streets to be visible from adjacent roadways within the proposed PD-CC-CC zoning district.</p> |
| §4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. | <p>Reduce the minimum yard for buildings, parking, outdoor storage, areas for collection of refuse, or loading areas from any agriculture districts, any existing or planned residential district, or land bays allowing residential uses from 100 feet to 5 feet within the proposed PD-CC-CC zoning district.</p> <p>Permit parking, areas for collection of refuse, and loading spaces in areas between buildings and agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas within the proposed PD-CC-CC zoning district.</p> |
| §4-207(B), Use Limitations, Landscaped Open Space. | Reduce the minimum landscaped open space from .20 times to .15 times the buildable area of the commercial center within the proposed PD-CC-CC zoning district. |
| §4-207(C), Use Limitations, Site Planning – External Relationships. | Permit a parking area for commercial and service uses located adjacent to the western boundary of the proposed PD-CC-CC zoning district to be oriented toward a planned adjacent residential neighborhood not separated from the proposed PD-CC-CC zoning district by a street. |
| §4-207(C)(1), Use Limitations, Site Planning – External Relationships. | Eliminate the requirement to use landscaping, buffering, and screening to screen parking from residential uses along the northern boundary of Land Bay E, and a row of parallel parking spaces adjacent to the western boundary of Land Bay E, within the proposed PD-CC-CC zoning district. |

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| §4-207(D)(3), Use Limitations, Site Planning – Internal Relationships. | Eliminate the requirement to use landscaping, buffering, and screening to screen parking from streets within Land Bay E, within in the proposed PD-CC-CC zoning district. |
| §4-207(D), Use Limitations, Site Planning – Internal Relationships. | Permit commercial and service uses and structures and their parking areas to be oriented away from Loudoun County Parkway and Shreveport Drive within the proposed PD-CC-CC zoning district. |
| §4-1302(D), Size and Location. | Increase the maximum area permitted to be developed residentially within a PD-AAAR zoning district from 100 acres to 255.98 acres. |
| §4-1307(A), Lot Requirements, Size. | Reduce the minimum lot size for SFD dwellings from 6,000 square feet to 3,000 square feet, exclusive of major floodplain, within the proposed PD-AAAR zoning district. |
| §4-1307(B), Lot Requirements, Width. | Reduce the minimum lot width for SFD dwellings from 50 feet to 39 feet within the proposed PD-AAAR zoning district. Reduce the minimum lot width for SFA interior townhouse dwellings accessed by a pipestem driveway from 16 feet to 8 feet within the proposed PD-AAAR zoning district. |
| §4-1307(C)(1)(a), Lot Requirements, Yards, Single Family Detached Dwellings, Front. | Reduce the minimum front yard from 25 feet to 15 feet within the proposed PD-AAAR zoning district. |
| §4-1307(C)(1)(b), Lot Requirements, Yards, Single Family Detached Dwellings, Side. | Reduce the minimum side yard from 8 feet to 0 feet for an SFD dwelling if the adjacent SFD dwelling provides an 8 foot side yard within the proposed PD-AAAR zoning district. Reduce the minimum distance between dwellings from 16 feet to 8 feet within the proposed PD-AAAR zoning district. |
| §4-1307(C)(1)(c), Lot Requirements, Yards, Single Family Detached Dwellings, Rear. | Reduce the minimum rear yard from 25 feet to 15 feet within the proposed PD-AAAR zoning district. |
| §4-1307(C)(2)(b), Lot Requirements, Yards, Single Family Attached Dwellings, Side. | Reduce the minimum side yard for end units from 8 feet to 5 feet within the proposed PD-AAAR zoning district. |
| §4-1307(C)(2)(c), Lot Requirements, Yards, Single Family Attached Dwellings, Rear. | Reduce the minimum rear yard from 25 feet to 15 feet, with no requirement along common walls, within the proposed PD-AAAR zoning district. |
| §4-1307(C)(3)(c), Lot Requirements, Yards, Multi-Family Dwellings. | Reduced the minimum yard from any internal private street or road, not including service entrance, from 40 feet to 8 feet for MF structures, and from 40 feet to 5 feet for detached garages serving MF structures within the proposed PD-AAAR zoning district. |
| §4-1307(C)(3)(d), Lot Requirements, Yards, Multi-Family Dwellings. | Reduced the minimum yard between buildings from 60 feet to 16 feet for 2-story MF structures, from 60 feet to 20 feet for 3-story MF structures; from 60 feet to 35 feet for 4-story MF structures; and from 60 feet to 6 feet between MF structures and adjacent 1-story detached garages within the proposed PD-AAAR zoning district. |

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| §4-1307(C)(4), Lot Requirements, Yards, Adjacent to Roads. | Permit parking in areas between buildings and streets where such uses are visible from any road within the proposed PD-AAAR zoning district. |
| §4-1307(C)(5), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. | Reduce the minimum 100 foot yard for buildings, outdoor storage, areas for collection of refuse, or loading areas and the minimum 50 foot yard for parking, from any agricultural district, any existing or planned residential district, or land bay allowing residential uses, to 50 feet and 30 feet, respectively, for a row of 9 SFD dwellings located in the northwest corner of Land Bay B within the proposed PD-AAAR zoning district. |
| §4-1308(A)(1), Building Requirements, Lot Coverage. | Increase the maximum lot coverage for SFD dwellings from 50% to 65% and for SFA dwellings from 50% to 70% within the proposed PD-AAAR zoning district. |
| §5-900(A)(9)(a) and (b), Building and Parking Setbacks from Roads, Other Arterial Roads. | <p>Reduce the minimum building setback from Loudoun County Parkway from 100 feet to 50 feet for 1-story detached garages in Land Bay B and install 3 Evergreen Trees per 100 linear feet of property line in addition to other required Type 3 Front Buffer Yard plantings within such reduced setback within the proposed PD-CC-CC and PD-AAAR zoning districts.</p> <p>Reduce the minimum parking setback along Loudoun County Parkway in Land Bay B, Land Bay C, and Land Bay E from 75 feet to 35 feet and install 3 Evergreen Trees per 100 linear feet of property line in addition to other required Type 3 Front Buffer Yard plantings within such reduced setback within the proposed PD-CC-CC and PD-AAAR zoning districts.</p> |
| §5-900(A)(10)(b), Building and Parking Setbacks from Roads, Other Major Collector Roads. | Reduce the minimum parking setback along Shreveport Drive turn lanes from 35 feet to 23 feet and install 3 Evergreen Trees per 100 linear feet of property line in addition to other required Type 3 Front Buffer Yard plantings within such reduced setback within the proposed PD-CC-CC zoning district. |
| Table 5-1414(B) of §5-1414(B), Buffer Yard and Screening Matrix, Buffer Yard. | Eliminate the required Type 2 Buffer Yards located along the boundary between the proposed PD-CC-CC and PD-AAAR zoning districts (boundary between Land Bay C and Land Bay E). |
| FSM Section | Proposed Modification |
| FSM Section 4.330.D. Private Roadway Standards, Category C Roadways. | Eliminate the 4 foot wide grass shoulders, compacted/treated to support emergency vehicles, required to be located along each side of a Category C1 private roadway within the proposed PD-AAAR zoning district. |

(More detailed descriptions of each modification are available upon request.)

The subject property is located along the east and west sides of Loudoun County Parkway (Route 607), on the south side, and south, of Creighton Road (Route 774), and north of Evergreen Mills Road (Route 621), in the Blue Ridge Election District. The subject property is more particularly described as follows:

| PIN | TAX MAP NUMBER | ADDRESS |
|--------------------------|-----------------------------|---------|
| 160-29-1886 | /92/D27//14A2/ | N/A |
| 161-39-7058 (portion) | /92////////15/ (portion) | N/A |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Residential uses at a recommended density of 4 dwelling units per acre, and Industrial uses at a recommended FAR of between 0.30 and 0.40.

ZMAP 2014-0005
BELFORT PROPERTIES
(Zoning Map Amendment Petition)

Belfort Properties, LLC, of Sterling, Virginia, has submitted an application to rezone approximately 17.90 acres from the R-4 (Single Family Residential) and PD-IP (Planned Development–Industrial Park) zoning districts under the Revised 1993 Zoning Ordinance to the R-16 (Townhouse/Multi-Family Residential) and PD-CC-CC (Planned Development–Commercial Center–Community Center) zoning districts under the Revised 1993 Zoning Ordinance in order to develop up to 43 single family attached dwelling units at a density of approximately 9.9 dwelling units per acre and all principal and accessory uses permitted in the PD-CC-CC zoning district at an overall Floor Area Ratio (FAR) of 0.27. The subject property is also located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting the following Zoning Ordinance modifications:

| Zoning Ordinance Section | Proposed Modification |
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| §3-608(C), Additional Development Standards, Minimum Buffer. | Reduce and modify the minimum permanent common open space buffer from 50 feet in depth with a Category 2 Buffer Yard to 25 feet in depth with Type 2 Rear Buffer Yard along the southern boundary of the subject property. |
| §4-205(C)(1)(b), Lot Requirements, Yards, Adjacent to Roads, Community Center (CC). | Reduce the minimum yard for buildings and parking to any road right-of-way from 35 feet to 15 feet within the proposed PD-CC-CC zoning district. |
| §4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. | Reduce the minimum yard for buildings and parking to any agriculture districts, existing or planned residential district, or land bays allowing residential uses from 100 feet to 25 feet within the proposed PD-CC-CC zoning district. |
| §4-205(C)(3), Lot Requirements, Yards, Adjacent to Other Nonresidential Districts. | Reduce the minimum yard for buildings and parking adjacent to other non-residential districts from 35 feet to 25 feet along the eastern boundary of the proposed PD-CC-CC zoning district. Reduce the minimum yard for buildings and parking adjacent to other non-residential districts from 35 feet to 20 feet along |

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| | the southern boundary of the proposed PD-CC-CC zoning district. |
| §4-206(D)(2), Building Requirements, Vehicular Access, Community Centers. | Permit primary access to the commercial center, on residential neighborhood streets and from non-collector roads through residential neighborhoods within the proposed PD-CC-CC zoning district. |
| Table 5-1414(B) of §5-1414(B), Buffer Yard and Screening Matrix, Buffer Yard. | For the Type 3 Rear Buffer Yards located along the boundary between the proposed R-16 and PD-CC-CC zoning districts, reduce the minimum width from 25 feet to 10 feet and permit a Type 2 Rear Buffer Yard plantings and a 6-foot high fence providing a minimum opacity of 95% to be provided in lieu of required plantings per 100 lineal feet of property line. |

The subject property is located southeast of the Sully Road (Route 28) and Waxpool Road/West Church Road (Route 625) interchange, on the east side of Shaw Road (Route 636), and on the west side of Cedar Green Road (Route 775), in the Sterling Election District. The subject property is more particularly described as follows:

| PIN | TAX MAP NUMBER | ADDRESS |
|-------------|----------------|--|
| 044-20-7871 | /80/A/1////26 | 22237 Cedar Green Road, Sterling, Virginia |
| 044-20-8056 | /80/A/1////27/ | 22247 Cedar Green Road, Sterling, Virginia |
| 044-20-8241 | /80/A/1////28/ | 22263 Cedar Green Road, Sterling, Virginia |
| 044-20-2997 | /80/A/1////8/ | N/A |
| 044-20-3386 | /80/A/1////9/ | N/A |
| 044-20-4165 | /80/A/1////11/ | 22250 Shaw Road, Sterling, Virginia |
| 044-30-2612 | /80/A/1////7/ | 22182 Shaw Road, Sterling, Virginia |
| 044-30-1549 | /80/A/1////6A | 22084 Shaw Road, Sterling, Virginia |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and the Route 28 Corridor Plan), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Route 28 Business uses at a recommended FAR of between 0.4 and 1.0.

ZMAP 2012-0006, SPEX 2012-0011 & SPEX 2012-0054
WATERSIDE

(Zoning Map Amendment Petition and Special Exceptions)

Chantilly Crushed Stone of Chantilly, Virginia, has submitted an application to rezone approximately 335.12 acres from the I-1 (Industrial) and PD-RDP (Planned Development–Research and Development Park) zoning districts under the 1972 Zoning Ordinance and the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance to the PD-TC (Planned Development–Town Center), PD-OP (Planned Development–Office Park), PD-IP (Planned Development–Industrial Park), PD-CC-SC (Planned Development–Commercial Center–Small Regional Center), PD-CC-CC (Planned Development–Commercial Center–Community Center), and R-16 (Townhouse/Multifamily Residential) zoning districts in order to develop up to

395 age-restricted dwelling units at a density of up to 13.3 dwelling units per acre, and up to 2,200 multi-family residential dwelling units and 3,800,000 square feet of all non-residential and accessory uses permitted in the PD-CC-CC zoning district at a collective overall Floor Area Ratio (FAR) of up to 0.48. The Applicant has also submitted applications for special exceptions to: 1) permit an Automotive Service Station in the proposed PD-CC-SC zoning district; and 2) permit a Fire and/or Rescue Station in the proposed PD-IP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Sections 4-204(C) and 4-504, respectively. The applicant is also requesting the following modifications of the Zoning Ordinance:

| Zoning Ordinance Section | Proposed Modification |
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| §3-602, Size and Location. | Increase the maximum size of an R-16 zoning district from 25 acres to 30 acres. |
| §3-606(C)(4)(a), Lot Requirements, Yards, Multifamily Structures. | Reduce the minimum front yard for buildings from 40 feet from centerline of travelway which does not include parking and 45 feet from the centerline of travelway which does include parking to 20 feet from centerline of any travelway within the proposed R-16 zoning district. |
| §3-607(B)(2), Building Requirements, Building Height. | Increase the maximum building height from 45 feet to 85 feet without any additional setbacks within the proposed R-16 zoning district. |
| §4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses | Reduce the minimum yards for buildings and off-street parking adjacent to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses from 100 feet to 85 feet for buildings and to 40 feet for parking within the proposed PD-CC-CC zoning district. |
| §4-305(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. | Reduce the minimum yard for buildings adjacent to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses from 50 feet to 35 feet within the proposed PD-OP zoning district. |
| §4-306(B), Building Requirements, Building Height. | Increase the maximum building height from 60 feet to 100 feet without any additional setbacks within the proposed PD-OP zoning district. |
| §4-802, Size, Location, and Components. | Increase the maximum size of a PD-TC zoning district from 60 acres to 98 acres; Permit a PD-TC zoning district to be served by a minor collector; and Permit a PD-TC zoning district to be located within 10,000 feet of another PD-TC zoning district. |
| §4-806(B) Building Requirements, Building Height. | Increase the maximum building height from 60 feet to 200 feet within the Town Center Core, and from 40 feet to 160 feet within the Town Center Fringe, without any additional setbacks, within the proposed PD-TC zoning district. |
| §4-807(A), Land Assembly Requirements. | Increase the maximum size of the Town Center Core of the proposed PD-TC zoning district from 20 acres to 39 acres. |
| §4-807(B), Land Assembly Requirements. | Increase the maximum distance from one boundary of the Town Center Core to the farthest boundary from 1,200 feet to 2,100 feet within the proposed PD-TC zoning district. |
| §4-807(C), Land Assembly Requirements. | Increase the maximum distance from one boundary of the entire PD-TC zoning district to the farthest boundary from 2,500 feet to 3,500 feet. |
| §4-808(B), Land Use Arrangement and Use Limitations. | Increase the maximum perimeter of a full block within a PD-TC zoning district from 1,600 feet to 2,100 feet. |

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| §4-808(C), Land Use Arrangement and Use Limitations. | Eliminate the requirement that each block within the PD-TC zoning district include an alley. |
| §4-808(H), Land Use Arrangement and Use Limitations. | Reduce the minimum percentage of total approved building square footage required to be used for civic uses within a PD-TC zoning district from 5% to 3%. |
| §5-900(A)(8)(a) and (b), Building and Parking Setbacks from Roads, Route 606. | Reduce the minimum building setback from 100 feet to 55 feet, and the minimum off-street parking setback from 75 feet to 35 feet, along Route 606 within the proposed PD-IP, PD-OP, PD-CC-CC, and PD-CC-SC zoning districts. |
| §5-900(A)(10)(a), Building and Parking Setbacks from Roads, Other Major Collector Roads. | Reduce the minimum building setback from 75 feet to 35 feet along Innovation Avenue within the proposed PD-TC zoning district. |
| §5-900(A)(11)(a) and (b) and (12)(a) and (b), Building and Parking Setbacks from Roads, All other roads in Nonresidential Districts and All other roads in Residential Districts. | Reduce the minimum building setback and off-street parking setback along other roads within the proposed PD-TC, PD-IP, PD-OP, PD-CC-CC, PD-CC-SC, and R-16 zoning districts to 10 feet. |
| §5-1003, Effect of Buffer. | Permit the construction of buildings, parking, and roads within the Scenic Creek Valley Buffer within the proposed PD-TC zoning district. |
| §5-1303(A)(1), Canopy Requirements, Site Planning. | Permit the minimum 10 percent tree canopy requirement to be calculated based on the area of the zoning district, rather than by lot or site, within the proposed PD-IP, PD-OP, PD-CC-CC, PD-CC-SC, and PD-TC zoning districts. |
| Tables 5-1414(A) and 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix. | Modify all minimum buffer yard widths to be consistent with the requested yard and setback modifications within the proposed PD-IP, PD-OP, PD-CC-CC, PD-CC-SC, and PD-TC zoning districts. |

(More detailed descriptions of each modification are available upon request.)

The subject property is also located within the Route 28 Taxing District, and located partially within the FOD (Floodplain Overlay District), partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the QN (Quarry Notification) Overlay District-Loudoun Quarry and Loudoun Note Area. The subject property is approximately 335.12 acres in size and is located along the north and south sides of Old Ox Road (Route 606), on the east side, and east, of Shaw Road (Route 636) and Sully Road (Route 28), on the north side, and north, of Innovation Avenue (Route 209), and west of Rock Hill Road (Route 605), in the Broad Run Election District. The property is more particularly described as follows:

| TAX MAP NUMBER | PIN | ADDRESS |
|-----------------|-----------------|-------------------------------------|
| /94/////////33A | 035-45-7809 | N/A |
| /94/////////73A | 035-46-3732 | 23232 Shaw Road, Sterling, Virginia |
| /94/////////73/ | 035-36-7950-001 | 23266 Shaw Road, Sterling, Virginia |
| /94/////////72/ | 035-47-1864 | N/A |
| /94/////////64/ | 034-26-8917 | 23070 Shaw Road, Sterling, Virginia |
| /94/////////66/ | 034-17-4699 | N/A |

| | | |
|-----------------|-----------------|---------------------------------------|
| /94//16/////2/ | 034-18-2177 | N/A |
| /94/////////69/ | 034-18-6467 | N/A |
| /94/////////71/ | 034-18-0714-001 | N/A |
| /94/////////70A | 035-48-4264-001 | N/A |
| /94/////////70/ | 035-49-1986 | N/A |
| /95/////////88/ | 034-19-5778 | 45865 Old Ox Road, Sterling, Virginia |
| /94/////////84/ | 035-48-6938-001 | N/A |
| /94/////////61/ | 034-38-9287 | N/A |
| /94/////////65/ | 034-17-4646 | N/A |
| /94/////////71A | 034-18-0464 | N/A |

The area is governed by the policies of the Revised General Plan (Sterling Community (Suburban Policy Area) and Route 28 Corridor Plan) and the 2010 Countywide Transportation Plan which designate this area for Route 28 Core uses at a recommended FAR of 0.6 to 1.0 for Office Clusters (a portion of the Route 28 Core uses is designated for Mixed-Use Office Centers at a recommended FAR of 1.0 to 1.5), and for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

ZMAP 2006-0026
LAMBERT PROPERTY
(Zoning Map Amendment Petition)

Ryland Group, LLC, of Chantilly, Virginia, has submitted an application to rezone approximately 190.06 acres from the from TR3-LF (Transitional Residential-3) and TR3-LBR (Transitional Residential-3) zoning districts under the Revised 1993 Zoning Ordinance to the TR1-LF (Transitional Residential-1) under Revised 1993 Zoning Ordinance in order to develop up to 206 single-family detached dwelling units at a density of up to 1.08 dwellings units per acre. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). The subject property is located south of Braddock Road (Route 620), on the west side of Bull Run Post Office Road (Route 621), and east of Ticonderoga Road (Route 613), in the Dulles Election District. The subject property is more particularly described as follows:

| PIN # | TAX MAP NUMBER | ADDRESS |
|-------------|-----------------|--|
| 168-19-6592 | 106/////////39/ | N/A |
| 168-40-6630 | 106/////////43/ | 26479 Bull Run Post Office Road, Centreville, Virginia |
| 130-15-3346 | 106/////////44/ | 26331 Bull Run Post Office Road, Centreville, Virginia |

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Foley and Lower Bull Run Subareas)), the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for residential development at densities up to 2 dwelling units per acre in a Countryside Village (Lower Foley Subarea), up to 1 dwelling unit per 3 acres in a Rural Village (Lower Bull Run Subarea), or up to 3 dwelling units per acre in the Lower Foley Subarea with density transfer from the Lower Bull Run Subarea, and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.